

MORTGAGEE'S SALE

OF 150 ACRE FARM AND IMPROVEMENTS LOCATED IN CREAGERSTOWN DISTRICT

By virtue of the power of sale contained in a second mortgage from Long View Enterprise, Inc., a body corporate, unto Richard A. Killmeier and Lila R. Killmeier, dated February 27, 1981 and recorded among the Land Records of Frederick County, Maryland, in Book 1141, page 550, which mortgage is now in default, the undersigned Mortgagees will offer for sale on the premises at 9459 Longs Mill Road, Creagerstown District, Frederick County, Maryland, on

FRIDAY, OCTOBER 15, 1982

AT 10:00 A.M.

All of that real estate situate, lying and being east of Creagerstown on the south side of Longs Mill Road, Creagerstown District, Frederick County, Maryland, designated at 9459 Longs Mill Road and containing 150.230 acres of land, more or less.

Being all and the same real estate described by survey description in the above mortgage and in the deed from Richard A. Killmeier and Lila R. Killmeier unto Long View Enterprise, Inc., dated February 27, 1981, and recorded among the aforesaid Land Records in Book 1141, page 542.

Together with all the buildings and improvements thereon, and all rights, ways, roads, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

IMPROVEMENTS

The improvements include an eight room stone and frame farmhouse built in 1838 which is in the process of being remodeled. It has central heat, bath, fireplaces and random width flooring.

The farm buildings consist of a large bank barn, milking parlor, loafing sheds and storage sheds, all in good condition.

The land consists of approximately 145 acres of cleared, tillable land and 5 acres of timberland. The property is bounded by Longs Mill Road, Owens Creek and the Monocacy River.

SALE SUBJECT TO PRIOR MORTGAGE

The property is being sold subject to a first mortgage from Long View Enterprise, Inc. to The Bank of Brunswick dated March 19, 1981, and recorded in Book 1141, page 544, among the Land Records of Frederick County. The undersigned Mortgagees are advised by The Bank of Brunswick that the unpaid principal balance of its mortgage, now also in default; is \$45,000.00; that unpaid interest of 16% per annum will amount to \$7,671.78 as of October 15, 1982; and that the mortgage indebtedness also includes other charges of \$2,070.35 (consisting of \$1,709.35 costs of an uncompleted foreclosure; \$181.00 insurance premium advanced by The Bank of Brunswick; and \$180.00 late charges.) The total due under The Bank of Brunswick's mortgage is \$54,742.13 as of October 15, 1982, with interest on the unpaid principal accruing at \$19.726 per day.

TERMS OF SALE

A deposit of Ten Thousand Dollars (\$10,000.00) in the form of a certified, cashier's or treasurer's check of a recognized lending institution, payable to "Richard A. Killmeier and Lila R. Killmeier, Mortgagees," will be required of the purchaser on the date of sale with the balance to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. State and County real estate taxes and any public charges will be adjusted to the date of final settlement. All conveyancing costs, including transfer taxes and revenue stamps, shall be paid by the purchaser. The Mortgagees reserve the right to withdraw the property from sale at any time. The sale will be upon personal inspection by the purchaser, no representations being made by the Mortgagees.

INSPECTION

Contact Richard A. Killmeier to arrange for inspection of the premises.

RICHARD A. KILLMEIER
9423 Longs Mill Road
Rocky Ridge, Maryland 21778
301-898-7579

LILA R. KILLMEIER
5598 Cottonwood Court
Frederick, Maryland 21701
301-694-0821

MORTGAGEES

**CHARLES U. PRICE and
ROLLINS, PRICE AND TISDALE**
ATTORNEYS

5 West Church Street
Frederick, Maryland 21701
301-662-8171

DANIEL C. POOLE, AUCTIONEER
Willowdale Auction Co.
5534 Old Middletown Road
Jefferson, Maryland 21755
301-473-8100

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ACKNOWLEDGMENT OF PURCHASE

The undersigned hereby acknowledges having purchased from Richard A. Killmeier and Lila R. Killmeier, Mortgagees, all that real estate described in the annexed advertisement of sale at and for the sum of

One hundred fifty-five thousand
Dollars (\$155,000.00)

and agrees to comply with the terms of sale therein set forth.

WITNESS my hand and seal, this 15th day of October, 1982.

Robert M. Meunier, agent for (SEAL)
WITNESS: Richard A. Killmeier and Lila R. Killmeier
Daniel C. Poole

ACKNOWLEDGMENT OF SALE

We hereby acknowledge having sold the above described property to the person named above, and having received a deposit of Ten Thousand Dollars (\$10,000.00).

Richard A. Killmeier
Richard A. Killmeier
Lila R. Killmeier
Lila R. Killmeier

Mortgagees

WITNESS
Daniel C. Poole

EXHIBIT 2

Filed Oct. 15, 1982